



# **Park Street Neighborhood Retail Corridor Real Estate Survey**

## **January 15, 2010**

**Prepared by:**

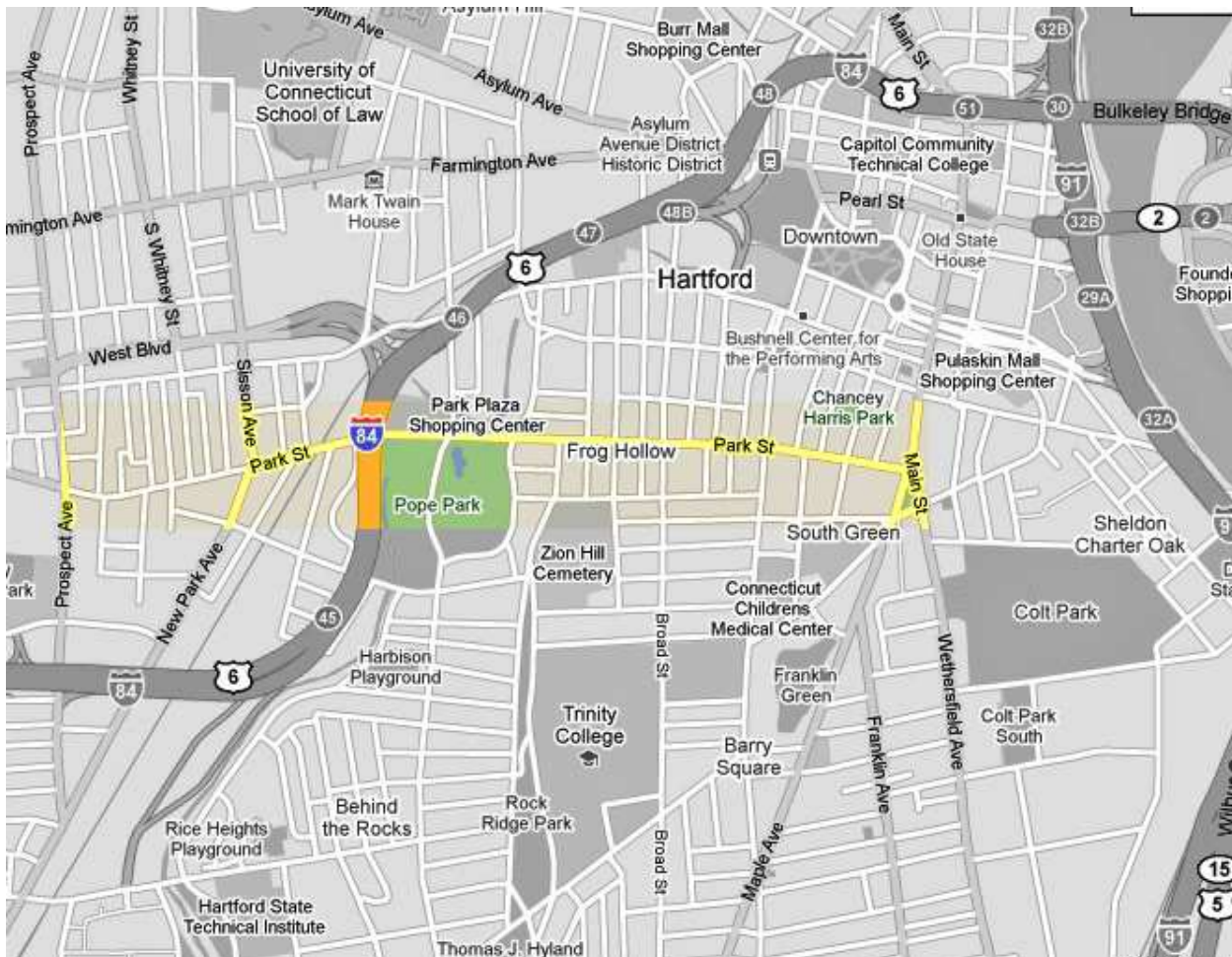
**City of Hartford  
Department of Development Services  
Economic Development Division**

## Introduction

The following information has been compiled as means of understanding the current state of neighborhood retail space on Park Street, from Main Street through Frog Hollow and Parkville to Prospect Avenue. It does not include the large shopping center located at 1200 Park Street. This report is the first of what will be regular reports that will help guide discussion and decisions regarding retail needs and opportunities.

The Economic Development Division and Spanish American Merchant Association staff collected the information from City assessment records, property owners, tenants, real estate brokers and general observation. While every effort was made to be as accurate as possible, some figures are estimates.

## Survey Area



<b>Inventory</b>					
<b>Business Type</b>	<b>No. Units</b>	<b>Distribution By Units</b>	<b>SQFT</b>	<b>Distribution By SQFT</b>	<b>Avg. Unit SQFT</b>
Retail	88	38.1%	182,280	37%	2,071
Professional Services	55	23.8%	138,006	28%	2,509
Restaurant	33	14.3%	60,721	12%	1,840
Beauty, Nail & Barber Shops	24	10.4%	33,907	7%	1,413
Food Retail	22	9.5%	63,848	13%	2,902
Café Bar	9	3.9%	17,087	3%	1,899
<b>Total</b>	<b>231</b>	<b>100.00%</b>	<b>495,849</b>	<b>100%</b>	<b>2,147</b>

<b>Vacancy</b>				
<b>Business Type</b>	<b>No. Units</b>	<b>Vacancy Dist. By SQFT</b>	<b>Vacant SQFT</b>	<b>Avg. Unit SQFT</b>
Retail	9	2.4%	11,843	1,316
Professional Services	7	4.0%	19,786	2,827
Beauty, Nail & Barber Shops	2	0.3%	1,652	826
Food Retail	2	2.4%	12,132	6,066
Café Bar	1	0.4%	2,000	2,000
<b>Total</b>	<b>21</b>	<b>9.6%*</b>	<b>47,413</b>	<b>2,258</b>

Of the 495,849 square feet available, 47,413 or 9.6% was identified as vacant.

<b>Occupancy</b>				
<b>Business Type</b>	<b>No. Units</b>	<b>Occupancy Dist. by SQFT</b>	<b>Occupied SQFT</b>	<b>Avg. Unit SQFT</b>
Retail	79	34.4%	170,437	2,157
Professional Services	48	23.8%	118,220	2,463
Restaurant	33	12.2%	60,721	1,840
Beauty, Nail & Barber Shops	22	6.5%	32,255	1,466
Food Retail	20	10.4%	51,716	2,586
Café Bar	8	3.0%	15,087	1,886
<b>Total</b>	<b>210</b>	<b>90.4%*</b>	<b>448,436</b>	<b>2,135</b>

Approximately 448,436 square feet, or 90.4% of the inventory, is currently occupied.

No.	Business Name	From	To	Location	Business Type	SQFT
1	Danny's Grocery Store	31	33	Park St.	Food Retail	1,950
2	Iglesia Bautista	57	63	Park St.	Professional Services	2,131
3	Dave's Furniture	75		Park St.	Retail	2,800
4	El Rincon	83		Park St.	Restaurant	800
5	Hispana Vision	86		Park St.	Professional Services	1,195
6	Carmen's Studio	89		Park St.	Beauty, Nail & Barber Shops	1,000
7	Cristal 2 Food Market	90	100	Park St.	Food Retail	1,118
8	El Bohio Café	90	100	Park St.	Café Bar	1,118
9	Brother's Barber Shop	91		Park St.	Beauty, Nail & Barber Shops	3,360
10	CT Puerto Rican Forum	95		Park St.	Professional Services	4,620
11	SAMA	95		Park St.	Professional Services	4,620
12	Veronica's Jewelry	95		Park St.	Retail	1,500
13	Vacant	95		Park St.	Professional Services	1,500
14	Vacant	96		Park St.	Professional Services	1,620
15	Casa Envios Cargo	105		Park St.	Professional Services	800
16	Hartford Hospital Women Clinic	111	113	Park St.	Professional Services	10,086
17	Cesar's Foreign & Domestic Cars,LLC	122	136	Park St.	Retail	4,424
18	El Comerio Restaurant	158	160	Park St.	Restaurant	1,078
19	Libreria Cristo La Roca	162		Park St.	Retail	903
20	Los Cubanitos Market	204	208	Park St.	Food Retail	1,500
21	Morris Package Store	285		Park St.	Retail	910
22	Metcalfe Glass Co	287		Park St.	Retail	1,774
23	Park Hardware Store	415		Park St.	Retail	4,272
24	The Hair Salon	421		Park St.	Beauty, Nail & Barber Shops	1,420
25	Vacant	426	432	Park St.	Food Retail	11,272
26	Vacant	454	456	Park St.	Professional Services	9,555
27	CT Wireless	481		Park St.	Retail	530
28	Gemstone Jewelry - Click Boutique	481		Park St.	Retail	530
29	International Driving School	481		Park St.	Professional Services	530
30	Rios Little Mall	481		Park St.	Retail	530
31	Sport Stuff	481	495	Park St.	Retail	1,512
32	Dolex Dollar Express	490	496	Park St.	Professional Services	1,048
33	Modern Silver	490	496	Park St.	Retail	1,048
34	El Buen Vecino Grocery	507	513	Park St.	Food Retail	1,481
35	Pitta Gourmet	507	513	Park St.	Restaurant	1,481
36	Boricua Bail Bonds	510		Park St.	Professional Services	500
37	Manny's Video	510		Park St.	Retail	9,249
38	Mi Casita Restaurant	517	523	Park St.	Restaurant	1,180
39	Pereira Jewelry	517	523	Park St.	Retail	1,180
40	Check Stop CT	518	524	Park St.	Professional Services	800
41	Plus Bargain Store	518	524	Park St.	Retail	4,130
42	H&E Used Appliances	528	546	Park St.	Retail	4,037
43	Quisquella Beauty Salon	528	546	Park St.	Beauty, Nail & Barber Shops	700
44	El Diamante Café	531	533	Park St.	Café Bar	2,294
45	Teresa Jewelry	538		Park St.	Retail	600

No.	Business Name	From	To	Location	Business Type	SQFT
46	Vacant	540		Park St.	Retail	600
47	Anamil Grocery	546		Park St.	Food Retail	600
48	WIC	547	553	Park St.	Professional Services	4,128
49	Envios Gomez	557	563	Park St.	Professional Services	830
50	Super Deal Store	557	563	Park St.	Retail	830
51	El Palacio Musical	569	573	Park St.	Retail	1,470
52	Pelican Tattoo	577	581	Park St.	Retail	2,304
53	Celebritee'S	582	586	Park St.	Retail	450
54	Isra Furniture	582	586	Park St.	Retail	2,000
55	Luna's Pay a Bill	582	586	Park St.	Professional Services	500
56	Vacant	582	586	Park St.	Retail	2,630
57	Caridad Restaurant	597	603	Park St.	Restaurant	1,804
58	Park St. Package Store	598	608	Park St.	Retail	1,822
59	Around \$1 Snacks	598	608	Park St.	Retail	1,000
60	BPDC	617	619	Park St.	Professional Services	1,965
61	Aqui Me Quedo Restaurant	620	622	Park St.	Restaurant	717
62	Greek Café	623	643	Park St.	Café Bar	1,000
63	Jaycee Jewelry	623	643	Park St.	Retail	1,200
64	Rapienvio Travel	623	643	Park St.	Professional Services	1,000
65	Rivera Florist	623	643	Park St.	Retail	800
66	Nila's Vanity LLC	623	643	Park St.	Retail	3,410
67	Viva Mexico	624		Park St.	Food Retail	1,502
68	Broasterant Restaurant	630	638	Park St.	Restaurant	2,662
69	La Covacha	630	638	Park St.	Retail	300
70	La Favorita Barber	630	638	Park St.	Beauty, Nail & Barber Shops	399
71	Fashion Box	642	648	Park St.	Retail	2,940
72	Grace Jewelry	642	648	Park St.	Retail	1,100
73	Triple Nails	642	648	Park St.	Beauty, Nail & Barber Shops	1,242
74	Fashion Box	654	660	Park St.	Retail	4,390
75	Barato, LLC	673	701	Park St.	Retail	1,200
76	El Gitano Supermarket	673	701	Park St.	Retail	3,000
77	El Paisa Multiservices	673	701	Park St.	Professional Services	3,000
78	Hip Hop Barber Shop	673	701	Park St.	Beauty, Nail & Barber Shops	1,500
79	Peerless Travel	673	701	Park St.	Professional Services	1,000
80	Webster Bank	680		Park St.	Professional Services	4,623
81	Caribe Restaurant	686	688	Park St.	Restaurant	1,804
82	Libreria Cristiana	698	700	Park St.	Retail	1,661
83	Lili Nails	698	700	Park St.	Beauty, Nail & Barber Shops	800
84	Mexican Deli	698	700	Park St.	Food Retail	1,200
85	Antojitos Colombianos	704	710	Park St.	Restaurant	1,050
86	Chichi's Wireless, LLC -Pocket	704	710	Park St.	Retail	375
87	Cuchilandia Restaurant	704	710	Park St.	Restaurant	425
88	Domingo's Bazaar	704	710	Park St.	Retail	375
89	El Gran Dominicano Restaurant	704	710	Park St.	Restaurant	425
90	El Tepeyac Restaurant	704	710	Park St.	Restaurant	950
91	Guadalupana Latin Records	704	710	Park St.	Retail	375
92	La Plaza del Mercado	704	710	Park St.	Food Retail	6,871
93	Plaza Garibaldi	704	710	Park St.	Retail	300

No.	Business Name	From	To	Location	Business Type	SQFT
94	Vacant	704	710	Park St.	Professional Services	425
95	Sol de Borinquen Bakery Annex	709	711	Park St.	Retail	1,000
96	Luis of Hartford furniture	709	711	Park St.	Retail	2,200
97	Saravanda Café Lounge	709	711	Park St.	Café Bar	2,200
98	Sol de Borinquen Bakery	709	711	Park St.	Retail	2,473
99	Pocket Wireless	741	749	Park St.	Retail	1,757
100	Sin Limite Hair Salon	741	749	Park St.	Beauty, Nail & Barber Shops	1,757
101	Heavenly Angels	742	760	Park St.	Beauty, Nail & Barber Shops	1,060
102	Hartford Public Library	742	760	Park St.	Professional Services	2,026
103	Leyla's Grocery	742	760	Park St.	Food Retail	1,061
104	N.Y. Chicken & Biscuit	742	760	Park St.	Restaurant	1,060
105	Casa Envios	751	757	Park St.	Professional Services	1,000
106	Vacant	751	757	Park St.	Beauty, Nail & Barber Shops	792
107	Bean Pot Restaurant	762	764	Park St.	Restaurant	1,740
108	Hispano Laundry	763	767	Park St.	Professional Services	723
109	Jay's Jewelry	763	767	Park St.	Retail	1,226
110	National Discount	769	773	Park St.	Retail	2,625
111	National Discount Annex	779	779	Park St.	Retail	3,145
112	Fiesta Time	787	795	Park St.	Retail	2,403
113	Lozada Jewelry	821	829	Park St.	Retail	3,898
114	Vacant	821	829	Park St.	Retail	1,000
115	Botanica Cachita Chango	833	837	Park St.	Retail	4,383
116	Chen's House	834	842	Park St.	Restaurant	1,632
117	Vacant	834	842	Park St.	Retail	1,632
118	Portillas Palace	844	850	Park St.	Café Bar	2,360
119	Instant Tax Services	851	859	Park St.	Professional Services	613
120	Puerto Pelo	851	859	Park St.	Beauty, Nail & Barber Shops	4,000
121	Guavate Liquors	854	862	Park St.	Retail	1,000
122	Vacant	854	862	Park St.	Retail	1,351
123	Vacant	854	862	Park St.	Retail	1,351
124	Los Cubanitos Bakery	863	869	Park St.	Food Retail	3,383
125	Iglesia Cristiania Los Olivos	866	870	Park St.	Retail	1,106
126	Vacant	866	870	Park St.	Retail	1,106
127	Gold Cuts Barber Shop	874	880	Park St.	Beauty, Nail & Barber Shops	700
128	Pocket Wireless	874	880	Park St.	Retail	900
129	Serenety Nail's	874	880	Park St.	Beauty, Nail & Barber Shops	1,192
130	City Check Cashing Services	887	891	Park St.	Professional Services	1,000
131	Santiago's Market	887	891	Park St.	Food Retail	2,096
132	BPDC	897	901	Park St.	Professional Services	900
133	Hector's Barber Shop	897	901	Park St.	Beauty, Nail & Barber Shops	2,044
134	Ace Auto Body	911		Park St.	Retail	5,100
135	Calixto Furniture	1390	1400	Park St.	Retail	5,610



No.	Business Name	From	To	Location	Business Type	SQFT
136	Pequeñin Daycare LLC	1390	1400	Park St.	Professional Services	5,000
137	La Casita del Sabor Restaurant	1407	1409	Park St.	Restaurant	640
138	Used Appliances Store	1407	1409	Park St.	Retail	15,892
139	Design Center	1429		Park St.	Professional Services	20,000
140	Barca Tapas Restaurant	1429		Park St.	Restaurant	5,000
141	Tony Yardstick	1429		Park St.	Retail	2,000
142	J.Namnoun Oriental Rug Gallery	1429		Park St.	Retail	3,000
143	DesignSource CT	1429		Park St.	Retail	3,000
144	A&N Auto Service	1516		Park St.	Retail	1,774
145	Peter's Café	1585	1591	Park St.	Café Bar	2,399
146	Vacant	1594	1598	Park St.	Beauty, Nail & Barber Shops	860
147	Vacant	1594	1598	Park St.	Food Retail	860
148	Vacant	1594	1598	Park St.	Retail	860
149	Dimensiones Beauty Salon	1605	1625	Park St.	Beauty, Nail & Barber Shops	750
150	New Park Chinese Restaurant	1605	1625	Park St.	Restaurant	1,138
151	Signature Gold Jewelry Store	1605	1625	Park St.	Retail	1,200
152	So Official Clothing	1605	1625	Park St.	Retail	3,225
153	Elegant Touch Beauty Salon	1606	1625	Park St.	Beauty, Nail & Barber Shops	1,500
154	Shell Gas Station/Food Mart	1630		Park St.	Retail	1,840
155	Iglesia Cristiana	1631	1637	Park St.	Professional Services	1,488
156	Town Market Supermarket	1631	1637	Park St.	Food Retail	900
157	Alves Auto	1645	1647	Park St.	Professional Services	2,474
158	Eagle Telecom	1651	1663	Park St.	Professional Services	600
159	Las Delicias Restaurant	1651	1663	Park St.	Restaurant	1,400
160	Nail Salon	1651	1663	Park St.	Beauty, Nail & Barber Shops	700
161	New Park Package Store	1651	1663	Park St.	Retail	1,088
162	Vacant	1651	1663	Park St.	Café Bar	2,000
163	New Alliance Bank	1700		Park St.	Professional Services	3,250
164	Budget Printer -Bristol Lettering	1712	1722	Park St.	Professional Services	6,336
165	C-Town Supermarket	1744		Park St.	Food Retail	11,805
166	Centro de Nutricion TN	1756	1778	Park St.	Retail	1,305
167	Fancy Lady Clothing Store	1756	1778	Park St.	Professional Services	724
168	Phat Fashion	1756	1778	Park St.	Retail	700
169	Studio 2000 Hair Salon	1756	1778	Park St.	Professional Services	3,009
170	Vigo Envios	1756	1778	Park St.	Professional Services	1,388
171	Del Greco Ins	1789	1805	Park St.	Professional Services	1,500
172	Envios al Instante	1789	1805	Park St.	Professional Services	1,357
173	Halinka Hair Salon	1789	1805	Park St.	Beauty, Nail & Barber Shops	2,000
174	Kien Oriental	1789	1805	Park St.	Restaurant	2,500
175	Mama Chula	1789	1805	Park St.	Retail	700
176	Bairrada Bakery	1790	1812	Park St.	Food Retail	3,186
177	Casa Tony	1790	1812	Park St.	Retail	1,715
178	City Signs	1811	1815	Park St.	Professional Services	5,150
179	ABC Communications	1814		Park St.	Professional Services	1,104
180	Patio Da Rainha	1819	1823	Park St.	Restaurant	3,209
181	Lisbon Furniture	1833	1837	Park St.	Retail	3,588

No.	Business Name	From	To	Location	Business Type	SQFT
182	O'Camelo Restaurant	1839	1845	Park St.	Restaurant	1,500
183	Pocket Wireless	1839	1845	Park St.	Retail	944
184	Serlene Beauty Salon	1840		Park St.	Beauty, Nail & Barber Shops	2,240
185	Esplendor Beauty Salon	1850		Park St.	Beauty, Nail & Barber Shops	1,113
186	Vacant	1850		Park St.	Professional Services	962
187	Abrantes Bakery	1851	1855	Park St.	Food Retail	2,654
188	Karibu Clothing Store	1856	1858	Park St.	Retail	900
189	Liberty Tax Services	1856	1858	Park St.	Professional Services	900
190	Solmar Fish Market	1856	1858	Park St.	Professional Services	900
191	Nosso Brasil Store	1859	1863	Park St.	Retail	2,291
192	M & F Reis, Inc	1881	1883	Park St.	Retail	2,829
193	Smoker's Shop	1893	1895	Park St.	Retail	650
194	The Rey Barber Shop	1893	1895	Park St.	Beauty, Nail & Barber Shops	978
195	Thai Kitchen	1901	1901	Park St.	Restaurant	946
196	Link Travel & Services, 2nd. FL	1911	1915	Park St.	Professional Services	1,293
197	Shaheen Brazil Cultural Center	1911	1915	Park St.	Professional Services	1,293
198	La Estrella Bakery	1916	1918	Park St.	Food Retail	2,925
199	Aimi Video	1932	1938	Park St.	Retail	650
200	Hiep Phat Market	1932	1938	Park St.	Food Retail	1,200
201	Antojitos Mi Guatemala	1944	1956	Park St.	Restaurant	2,818
202	New York Style Pizza Time	1944	1956	Park St.	Restaurant	2,900
203	Minh Shau Hair Salon	1944	1956	Park St.	Professional Services	2,500
204	Thais Fashion's	1944	1956	Park St.	Retail	1,500
205	Vacant	1944	1956	Park St.	Retail	1,313
206	Coin Op-Laundromart	1951	1957	Park St.	Professional Services	1,737
207	North Stars	1973	1975	Park St.	Professional Services	1,184
208	Vacant	1973	1975	Park St.	Professional Services	1,184
209	Hartford Pet Shop	1976	1980	Park St.	Retail	2,482
210	King Package Store	1976	1980	Park St.	Retail	1,138
211	Le Fashion	1976	1980	Park St.	Retail	600
212	6 Star Bar	1993	1999	Park St.	Café Bar	2,697
213	Pho 88/Vietnamise Restaurant	1993	1999	Park St.	Restaurant	2,000
214	Brazil Grill & Churrasqueria	1996	1996	Park St.	Restaurant	2,056
215	Brazilian Market	2014	2026	Park St.	Food Retail	1,284
216	Jacqueline Hair Salon	2014	2026	Park St.	Beauty, Nail & Barber Shops	1,800
217	Phat Vietnamese Restaurant	2014	2026	Park St.	Restaurant	2,500
218	George's Pizza	2027	2027	Park St.	Restaurant	2,047
219	Vacant	2034	2038	Park St.	Professional Services	4,540
220	Los Primos Barber Shop	2048	2058	Park St.	Professional Services	514
221	Lena's First & Last Pizzeria 1	2053	2061	Park St.	Restaurant	1,224
222	Lena's First & Last Pizzeria 2	2061	2061	Park St.	Restaurant	1,035
223	Sully's Pub	2071	2073	Park St.	Café Bar	1,019



No.	Business Name	From	To	Location	Business Type	SQFT
224	The Hartford Conservatory	2074	2100	Park St.	Professional Services	2,000
225	O'Porto Restaurant	2074	2100	Park St.	Restaurant	7,000
226	Shower, Doors & Windows Inc.	2074	2100	Park St.	Retail	3,500
227	Thai Bites	2074	2100	Park St.	Food Retail	2,000
228	Tinkers Seafood Restaurant	2074	2100	Park St.	Restaurant	2,000
229	U.S. Beauty Supply	2101		Park St.	Retail	1,869
230	7 Eleven / Food Mart	2120	2134	Park St.	Food Retail	3,000
231	Monroe Muffler-Brake Shop	2135	2135	Park St.	Professional Services	2,881
<b>Total SQFT</b>						<b>495,849</b>

	<b>Number of Units</b>	<b>231</b>
	<b>Total Sq ft</b>	<b>495,849</b>
	<b>Average Sq ft</b>	<b>2,147</b>
	<b>Occupied Sq ft</b>	<b>448,436</b>
	<b>Occupancy Rate</b>	<b>90.4%</b>
	<b>Vacant Sq ft</b>	<b>47,413</b>
	<b>Vacancy Rate</b>	<b>9.6%</b>

Sources:

Assessor Division, property owners, real estate brokers, tenants and observations by Economic Development Division and the Spanish American Merchants Association Staff.

\*Rounded